



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 28, 2006

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a Public Utility Facility (community water system) (CSU-60007)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the February 1, 2006 public hearing, the County Planning Commission voted 4-0 (Commissioners Facio, Becerra and Montano excused) to recommend approval of a Special Use Permit for a Public Utility Facility (community water system) on Tracts 3 & 4, Lands of Rosendo & Linda Abeyta, located at 8914 & 8902 Pajarito Road SW, zoned A-1, containing approximately 3 acres. The decision was based on six (6) Findings and subject to the following seventeen (17) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Public Utility Facility (community water system) on a portion of an unplatted land NW $\frac{1}{4}$, SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 20, T9N, R2E, located at 8913 Pajarito Road SW, zoned A-1, containing approximately 3 acres.
2. This request is consistent with Resolution 116-86 in that the Goal of Human Services section of the Comprehensive Plan is to site human services facilities in locations that provide the greatest possible access to services, and to consider human rights and human services needs in development and redevelopment through the plan area.
3. This request is consistent with Resolution 116-86, in that the Albuquerque/Bernalillo County Comprehensive Plan Policy b recommends that that water and sewer systems to outlying areas to minimize potential adverse effects upon the shallow groundwater.
4. The property is within the Residential Area 2 as designated by the Southwest Area Plan.
5. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
6. This request is consistent with the health, safety and general welfare of the residents of the County

Conditions:

1. Any site lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
2. The applicant shall submit to the Bernalillo County Office of Environmental Health and Planning Department a copy of a well permit from the Office of the State Engineer (OSE) for a community well prior to construction of the well.
3. A copy of the well share agreement between all resident participants shall be submitted to the Bernalillo County Office of Environmental Health and Planning Department.
4. An audit plan will be developed to avoid multiple family use of a pre-paid water card. A copy of the audit plan shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
5. The applicant shall meet the State of New Mexico, Drinking Water Bureau, and requirements for Public Water Supply Systems. Verification shall be provided to the Bernalillo County Office of Environmental Health and Planning Department.
6. The applicant shall submit a Storm Water Pollution Prevention Plan and a Grading and Drainage plan for review and approval to the Public Works Division prior to development of this property. A copy of the approval shall be submitted to the Zoning, Building and Planning Department.
7. The applicant shall modify the final site plan to depict the existing right-of-way width as 60' and the ultimate ROW width of 156'. Proposed facilities shall be located as the appropriate setback to this ultimate ROW.
8. The applicant shall provide improvements to Pajarito Road as required by Bernalillo County Public Works Division should traffic generated by this development compromise the integrity of the road.
9. If traffic generated by this development compromises the integrity of this road, the Pajarito Mesa Mutual Domestic Water Association shall provide road improvements as directed by Bernalillo County Public Works Division.
10. The applicant shall provide construction plans for facility and road improvements to Bernalillo County Public Works Division for review and approval prior to site development.
11. The applicant shall provide construction plans for facility and road improvements to Bernalillo County Public Works Division for review and approval prior to site development.
12. The applicant shall provide a solid cement and/or bituminous material to cover the ground in areas used for vehicle and equipment storage in order to prevent dust and maintain air quality for the surrounding area.

13. The applicant shall replat the subject site in order to create a legal lot of record for this site. The subdivision procedures shall be completed within 120 days of final Board of County Commissioners Approval.
14. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
15. The Special Use Permit shall be issued for ten (10) years.
16. A revised site development plan consistent with the Conditions of approval shall be submitted for review to the Zoning Administrator within two months after the final Board of County Commissioners approval.
17. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (February 3, 2006).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval